



# **Angier-Driver Planning and Zoning Study**

***Public Workshop II  
December 7, 2017***



# What is the goal for tonight?

- + Topics are focused on the business district
- + Review challenges created by current zoning
- + Learn about an alternative zoning strategy
- + Hear neighborhood concerns, ideas, questions
- + Key questions:
  - How do you define the boundaries of the business district?
  - Is Commercial Infill zoning appropriate for the business district?



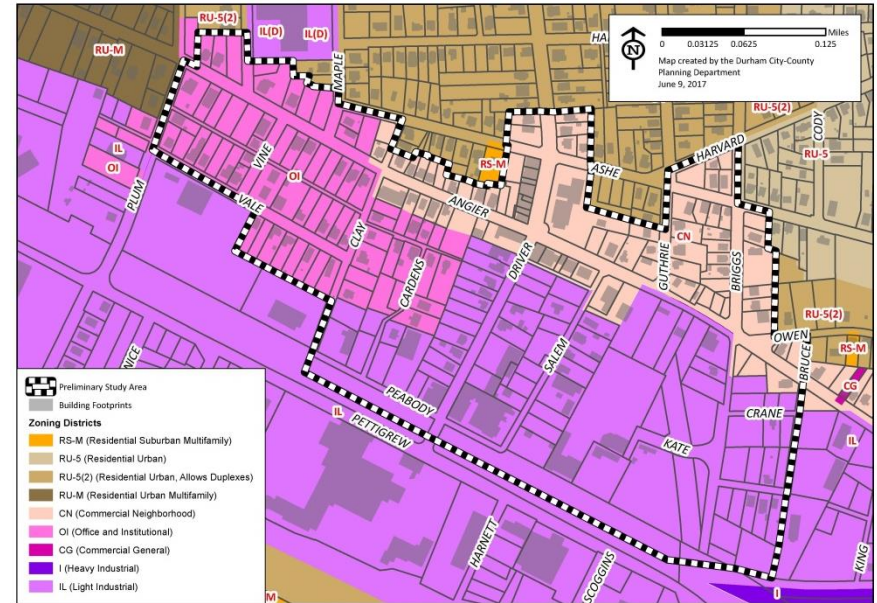
# Why is the City considering rezoning?

- ✚ Current zoning rules create challenges for:
  - Property owners and small business who was to use and preserve the commercial building stock;
  - Residents who want to expand or renovate their current homes; and
  - Property owners who want to build on their vacant land.

# What is Zoning?

Local rules that regulate land use and development:

- ★ Land uses
  - Building height
  - Massing/shaping
  - Siting
  - Landscaping
- ★ Parking
  - Vehicular access
  - Bike/ped infrastructure





# What the Planning Department can and cannot do

Can	Cannot
<ul style="list-style-type: none"><li>• Propose zoning regulations that fit community vision<ul style="list-style-type: none"><li>✓ Types of uses</li><li>✓ Parking standards</li><li>✓ Visibility (windows, doors)</li></ul></li><li>• Partnerships with groups who can advise and provide resources to affordable housing and local and minority owned businesses</li></ul>	<ul style="list-style-type: none"><li>• Regulate specific businesses (Starbucks vs. local coffee shop)</li><li>• Regulate <u>who</u> receives development approvals</li><li>• Regulate hiring practices</li></ul>



# Project Process



★ WE ARE HERE





## Survey Summary: What we've heard so far...

<b>Vision</b>	<ul style="list-style-type: none"><li>• Small, minority, locally owned</li><li>• Active, bustling, vibrant</li><li>• Accessible</li><li>• Affordable</li></ul>
<b>Challenges</b>	<ul style="list-style-type: none"><li>• Resources for property maintenance</li><li>• Resources to start businesses</li><li>• Parking</li><li>• Rising rents</li><li>• Purchasing power of low-income community</li><li>• Attracting businesses that serve a wide range of incomes</li></ul>
<b>Assets</b>	<ul style="list-style-type: none"><li>• Historic buildings</li><li>• Accessibility</li><li>• Streetscape</li></ul>
<b>Desired Destinations</b>	<ul style="list-style-type: none"><li>• Coffee Shop</li><li>• Diner/café</li><li>• Bank</li><li>• Grocery Store/Co-op</li><li>• Household goods</li><li>• Pharmacy</li></ul>



## Survey Summary: What we've heard so far...

-  *Most see zoning rules an issue but are concerned zoning changes will accelerate the trend of rising housing prices.*
-  *The City has already invested millions of dollars in infrastructure and economic development incentives, which is wasted without taking steps to rezone and promote the continued use of the buildings.*





# Summary of 1<sup>st</sup> Public Workshop

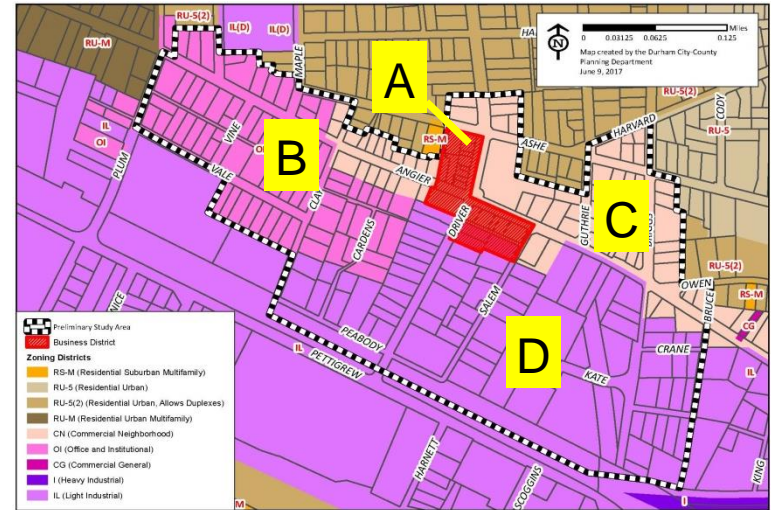
What is your comfort level moving ahead with developing alternatives and recommendations for rezoning?



I don't want to move forward.

I am cautious about moving forward.

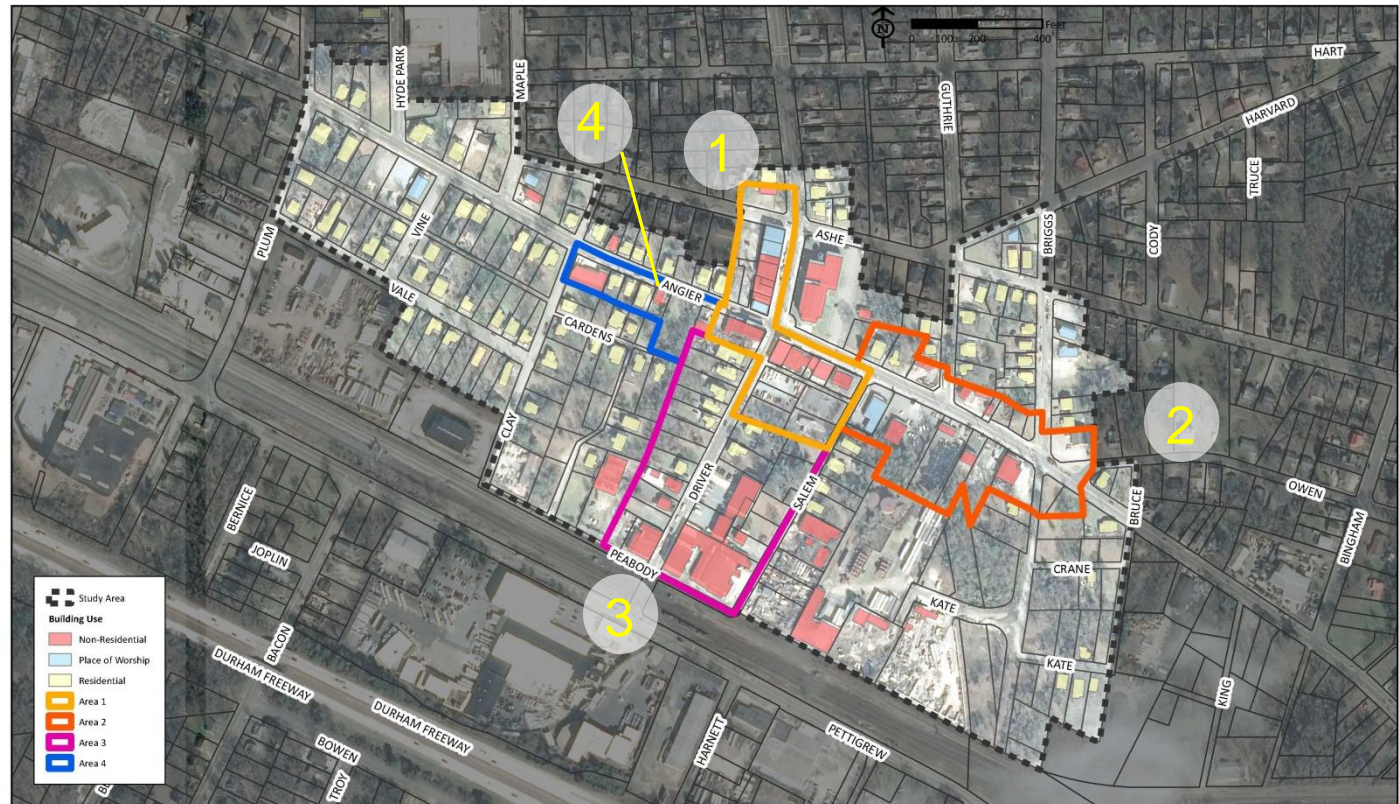
I am comfortable moving forward.



	Green	Yellow	Red	No Response
Sub Area A	73%	13%	0%	13%
Sub Area B	67%	13%	0%	20%
Sub Area C	60%	13%	7%	20%
Sub Area D	53%	33%	0%	13%



# How do you define the boundaries of the business district?





# Challenges of Current Commercial Neighborhood “CN” Zoning

- ✚ Current rules discourage the use and preservation of existing buildings
- ✚ Current site approval process is complex, lengthy and expensive
- ✚ Encourages suburban site design that is not compatible in the neighborhood context

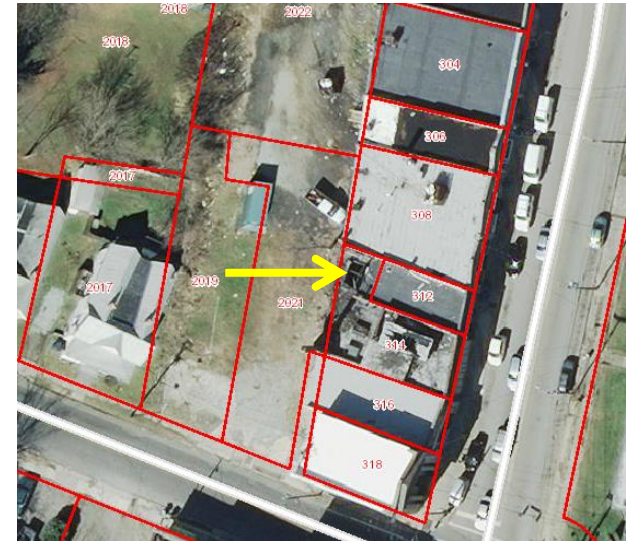






# Zoning Challenge for Existing Buildings

- ✚ Site Size: 0.02 acres or  $\approx$  900 sq. ft.
- ✚ Building Area:  $\approx$  900 sq. ft.
- ✚ Existing Use: Vacant Storefront
- ✚ Hypothetical Use: Ice Cream Parlor
- ✚ Required number of on-site parking spaces: 9
  - 1 space/100 square feet
- ✚ Cannot accommodate on-site parking
  - *Planning Department cannot approve site plan*





# **Zoning Challenge: Site approval process is complex, lengthy and expensive**

## **Rezoning/Special Use Permit**

- Rezoning Application: \$4280 base fee
- Average Rezoning Process: 6-8 months
- Special Use Permit Application: \$1735
- Average SUP Process: 2.5 months



## **Site Plan**

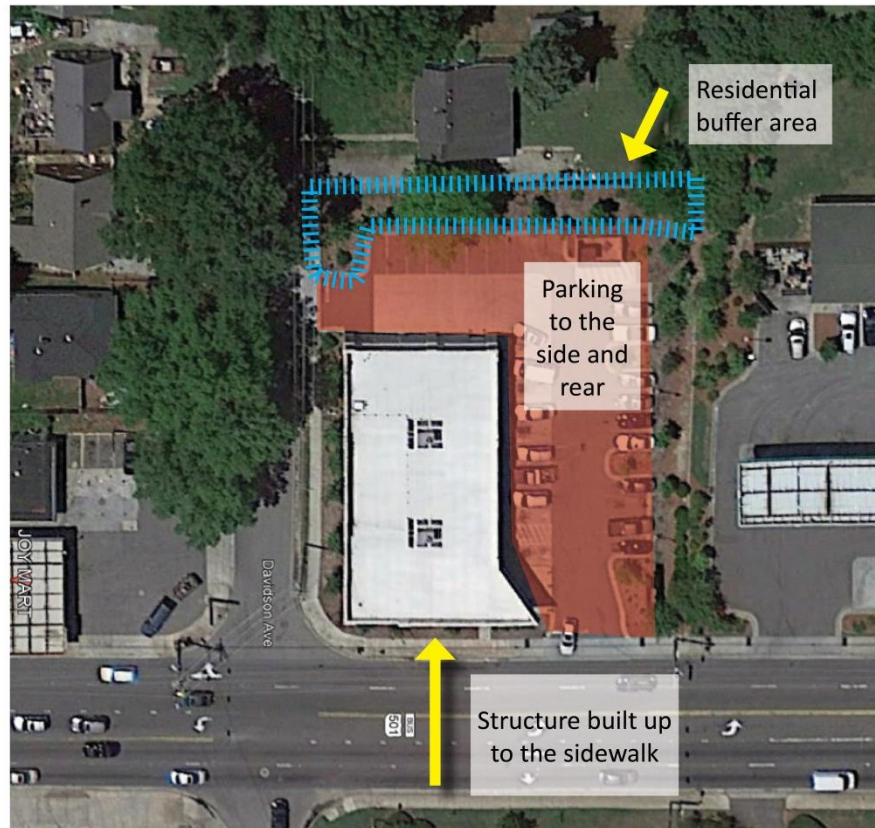
- Fees range from \$218-3500
- Average Review 1-6 months

## **Other Expenses**

- Re-review fees
- Building permits
- Professional Engineer/Certified Landscape Architecture
- Legal Representation
- Expert Testimony
- Other professional analyses – i.e. Traffic Impact Assessment



# Zoning Challenge: Encourages suburban site design that is not compatible in the neighborhood context



7200 SF building on .67 acres





# Alternative Zoning: Commercial Infill “CI”

## Characteristics of CI Zoning

- Small commercial and mixed use nodes
- Designed to be pedestrian-oriented
- Easily accessible and meets the needs of surrounding residential neighborhoods
- Limits auto-oriented design and on-site parking

## West Chapel Hill Street Example (2011)



# “CI” Highlights/Takeaways



## Station 5: CI Overview and Objectives

- Small spaces for small businesses
- Simpler and less costly approval process
- Maintain a pedestrian-scale
- Use and preserve existing buildings



## Station 6: Permitted & Non-Permitted Uses, Non-Conformity

- Most all businesses today are permitted in CI
- Flexibility is built in for “grand-fathered” uses/structures

## Station 7: Building Placement and Building Intensity

- Encourages new development to mimic the site design (not architecture) of the business district

## Station 8: Parking and Buffers

- A “change of use” within existing buildings does not trigger requirement for additional parking (and therefore, a site plan)





## Next Steps

- + Compile Worksheet Results
- + Develop zoning recommendations for business district
- + Workshop 3 – anticipated January 18, 2018



## ***Brief Questions***

### *Project Website:*

<https://durhamnc.gov/3007/Angier-Driver-Planning-and-Zoning-Study>



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